

MA

39609

K-56843
WARRANTY DEED

Vol. 1997 Page 19010

KNOW ALL MEN BY THESE PRESENTS, That Robert W. Mitchell and Deborah A. Mitchell HUSBAND AND WIFE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeffery P. Trushell and Barbara J. Trushell HUSBAND AND WIFE hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

LOT 3, BLOCK 12, TRACT NO. 1122

97 JUN 19 1997

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except contracts, liens, assessments, rules and regulations for drainage, diversion, sewerage, reservation, restoration, easement, and right of way of record and those apparent on the land and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of October, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Robert W. Mitchell
Deborah A. Mitchell

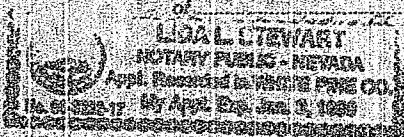
STATE OF OREGON, County of White Pine) ss.

This instrument was acknowledged before me on Oct 28, 1996, by Robert W. Mitchell and Deborah A. Mitchell

This instrument was acknowledged before me on Oct 28, 1996, by _____

as _____

of _____



Jed L. Stewart

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 19th day of June, 1997, at 3:07 o'clock P.M., and recorded in book/roll/volume No. 197 on page 19010 and/or as fee/file/instrument/recording/reception No. 39609, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Raza, Deputy.

SPACE RESERVED FOR RECORDER'S USE

Fee: \$30.00

Grantor's Name and Address:

Grantee's Name and Address:

After recording (return to Person, Address, Zip):
Western Pioneer Title
P.O. Box 566
Cottage Grove, Or 97424
If not requested, please send all but statements to Person, Address, Zip:

